



Moneygourney, Douglas, Cork.

*City Living in a Rural Setting*

A  
5 BEDROOM

# *Welcome to Foxwarren*

*A development of high quality, contemporary (A rated)  
family homes, centrally located with a rural feel.*

Situated in Moneygourney, Douglas, Cork, Foxwarren is a superb development of contemporary, A rated, 4/5 bedroomed family homes.

The development is within easy reach of Douglas Village with its schools, shops, restaurants and other amenities. Foxwarren is also minutes' drive from the South Ring Road Network and the Jack Lynch Tunnel, which gives access to the country's main arterial routes and to Cork Airport.

Each house type has been designed with today's family in mind with open plan living together with a separate living/drawing room.

With 4 house types to choose from, there is sure to be a house to suit your tastes and requirements.







## SELLING AGENTS



Sam Kingston  
Jennifer Roe  
Casey & Kingston,  
Auctioneers,

43 Grand Parade, Cork  
Tel: 021 4271127  
[www.caseyandkingston.ie](http://www.caseyandkingston.ie)

## DEVELOPERS



3B Corrin Court,  
Cork Road,  
Fermoy, Co. Cork  
[www.itf.ie](http://www.itf.ie)

## ARCHITECTS



Douglas Business Centre,  
Carrigaline Road,  
Douglas, Cork  
[www.reddyarchitecture.com](http://www.reddyarchitecture.com)

## SOLICITORS

Daly, Derham, Donnelly,  
Solicitors,

Florence Buildings,  
1A, Washington Street West,  
Cork T12 WK65  
Contact: Paul Derham  
Tel. 021-4273269

## BUILDERS



Killarney Road,  
Castleisland,  
Co Kerry  
[www.griffinbrothers.ie](http://www.griffinbrothers.ie)

# A

5 BEDROOM





## BEAUTIFULLY DESIGNED 5 BEDROOMED FAMILY HOME

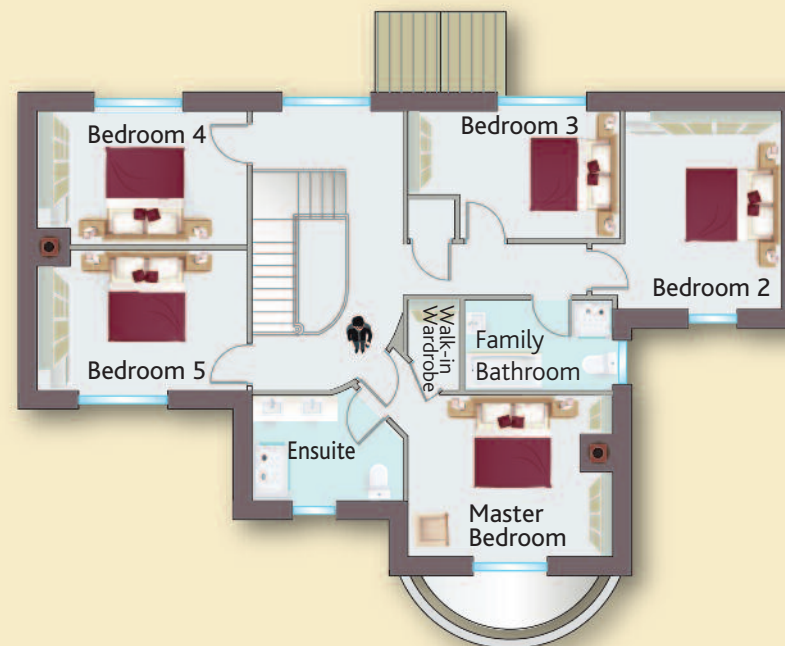
GROUND FLOOR



Hallway	7.84m x 4.42m
Downstairs WC	2.30m x 1.58m
Storage Area	0.87m x 1.40m
Drawing Room	6.05m x 4.36m
Family Room	4.57m x 4.47m x (min. measurement)
Kitchen/Dining room	8.07m x 4.22m
Utility Room	2.10m x 2.20m

FIRST FLOOR

Total Floor area 230.39 Sq M (2480 Sq Ft)



Master bedroom	4.47m x 3.49m
Ensuite	3.22m x 2.25m
Walk-in Wardrobe	1.92m x 1.15 (max. measurement)
Bedroom 2	4.32m x 3.35m
Bedroom 3	4.57m x 2.77m (max. measurement)
Bedroom 4	4.47m x 2.90m
Bedroom 5	4.47m x 3.05m
Family bathroom	3.22m x 1.92m

HOUSE TYPE

A





## FEATURES & SPECIFICATIONS

### External Features

- Tasteful mix of smooth render and natural stone finish
- Danish double glazed moss grey coloured Aluclad timber windows and external doors
- Solid timber front door with secure 3-point locking system, painted black
- Large glazed patio doors to the rear garden
- Maintenance free uPVC soffit and rainwater goods
- Painted timber fascia and decorative finials

### Gardens

- Drive-ways finished with a cobble lock border and decorative chips, bounded by 1.1m capped concrete block walls to the front of the property
- Levelled and seeded rear gardens with secure 1.8m timber panel boundary fencing and patio area
- External double socket and lighting, with provision for further lighting/power
- Garden Tap

### Interior Features

- Walls and ceilings painted with Dulux White undercoat
- Choice of quality interior joinery to include; internal doors, handles, skirting and architraves
- All skirting and architraves are supplied primed white
- 2.7m ceiling height on ground floor
- Timber stairs with hard wood handrail
- Homes have been designed with a substantial useable attic area, accessed by a retractable loft ladder
- High standard first floor acoustic insulation
- Each purchaser will have the option of meeting with our Interior Designer who will advise on the best internal finish design to meet your family's requirements
- The house price includes an allowance for the internal completion of your home

### Bathrooms & En-suites

- Pressurised hot and cold water system supplying all bathrooms
- All showers plumbed for Grohe surface mounted thermostatic shower valves and Flair Slimline shower trays
- Downstairs bathroom fitted with toilet and wash basin

### Kitchen & Utility

- Open plan kitchen/dining room with plumbing and electrical connections for a Kitchen Island
- Kitchen area plumbed for sink, dishwasher and American style fridge
- Generous electrical specification to accommodate all modern appliances with integrated ceiling lights
- Separate utility room plumbed for sink, washing machine and dryer

### Electrical

- Generous lighting and power point design throughout the house, carefully considered for each home in consultation with an interior designer
- CAT5 and TV connections provided on ground and first floor to facilitate high speed broadband and digital TV

### Energy Efficiency

- All homes are A Rated
- Homes are built using Insulated Concrete Formwork (ICF) method to ensure high levels of energy efficiency
- Modern air to water heat pump heating system
- Underfloor heating throughout the ground floor, radiators on the first floor
- Contemporary integrated wood burning stove
- Thermostatically controlled zoned heating system
- Mechanical ventilation system

### Security and Safety

- Mains operated smoke detectors fitted throughout
- Carbon monoxide detection system
- Pre-wired for intruder alarm

### Warranty

- 10 year HomeBond Structural Guarantee.
- External windows and doors come with a 10 year warranty





SITE  
LAYOUT







Beautifully designed  
4 & 5 bedroomed family homes

### House Types:



House A



House B



House C



House D



House E



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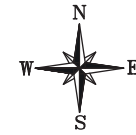
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## DIRECTIONS FOR FOXWARREN



### From the Jack Lynch Tunnel:

Follow the N40 Road and pass Mahon Point Shopping Centre on the right. Take the exit to Ringaskiddy/Rochestown. Keep in the left lane and take the R610 exit towards Douglas/Rochestown. \*At the roundabout, take the 2nd exit onto the Rochestown Road. Take the first turn right onto Clarkes Hill. At the traffic lights turn right onto the L2472 and pass Garryduff Sports Centre on the left. Continue to the top of the hill until you see Landsborough Estate on the right. Continue on this road and turn left following the sign for the Douglas RFC. Follow this road past the Douglas Nursing Home and Foxwarren is on the right.

### From The Kinsale Road Roundabout:

Follow the N40 (South Ring East) for 1km passing both exits to Douglas. Take the next exit to Rochestown onto the N28. Take the R610 exit towards Douglas/Rochestown. Follow the directions from \* above.



These particulars do not form any part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. Such information is given to them in good faith and is believed to be correct. Developers or their agents shall not be held liable for any inaccuracies.